

SAN ANTONIO PLANNING COMMISSION AGENDA

October 27, 2004

2:00 P.M.

Susan Wright, *Chairperson*

James Darryl Byrd, *Vice Chairperson*

Murray H. Van Eman, *Chair – Pro Tem*

Mitch Meyer


Cecilia Garcia

Robert Hanley

Amelia Hartman

Jose R. Limon

Dr. Francine S. Romero

 THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

YOU CAN CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. Work Session 12:45 P.M., Tobin Room

- Briefing and discussion regarding Engineering related variances.
- Briefing and discussion regarding administrative exceptions
- Briefing and discussion regarding PUD's
- Discussion of proposed holiday schedule for November and December
- Briefing on agenda items, any of which may be discussed (Development Services)

2. 2:00 P.M.— Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS:

A. 040149

Brooks Corner

(On the north side of S. E. Military Drive, west of Goliad Road)

Council
District

Ferguson
Index #

3

651 F-7

PUDS:

B. 03-005

Lakeside at Canyon Spring PUD

(West of U.S. 281, north of Overlook Parkway and east of Canyon Golf Road)

OCL 451 A-6

C. 04-025 Estancia Subdivision PUD OCL 449 A-6
(East of Scenic Loop Road on the north side of Babcock Road, west of Park Mountain Road)

CONSENT ITEMS

PUBLIC HEARINGS FOR ITEM 6 - 8 HELD ABOVE:

- | | | | | |
|-----------|---------------|--|--------------------|----------------|
| 6. | 040149 | Brooks Corner | 3 | 651 F-7 |
| | | (On the north side of S. E. Military Drive, west of Goliad Road) | | |
| 7. | 03-005 | Lakeside at Canyon Spring PUD | OCL 451 A-6 | |
| | | (West of U.S. 281, north of Overlook Parkway and east of Canyon Golf Road) | | |
| 8. | 04-025 | Estancia Subdivision PUD | OCL 449 A-6 | |
| | | (East of Scenic Loop Road on the north side of Babcock Road, west of Park Mountain Road) | | |

PLATS:

- | | | | | |
|------------|---------------|---|--------------------|----------------|
| 9. | 020469 | Growdon Road Vehicle Storage | 4 | 648 E-1 |
| | | (On the west side of Growdon Road, north of Morey Road) | | |
| 10. | 030214 | Palabra Viva Iglesia Cristiana | 7 | 580 C-6 |
| | | (At the corner of Thunder Drive and Callaghan Road) | | |
| 11. | 040043 | Canyon Springs, Unit A1 PUD | OCL 482 F-1 | |
| | | (Continuing Birdie Ridge and Fairway Springs in a north westerly direction) | | |
| 12. | 040158 | Windfield Unit 5 | OCL 585 D-7 | |
| | | (At the corner of Dunlap Fields and Windfield Path) | | |
| 13. | 040245 | Vest Subdivision | 9 | 550 B-4 |
| | | (On the northerly side of Link Street from Silver Oak) | | |
| 14. | 040376 | Monte Viejo, Unit 16 | 3 | 652 C-7 |
| | | (The south side of Emory Oak Drive, west of S.E. Military Drive) | | |
| 15. | 040512 | Hidden Springs Estates, PUD | 8 | 480 A-1 |
| | | (Along Rocky Hill Road, west of Manor Hill Road) | | |
| 16. | 040518 | Wildhorse, Unit 12 | OCL 546 B-5 | |
| | | (On the north side of Timber Country, west of Wildhorse Parkway) | | |
| 17. | 040548 | Park at French Creek, Unit 2 PUD | OCL 512 F-8 | |
| | | (The westerly extension of French Creek) | | |

PLAT DEFERRALS:

- | | | | | |
|-----|--------|---|----|---------|
| 18. | 040560 | Open Gate Church
(On the east side of Springvale Drive, just north of Gage Drive) | 4 | 647 E-3 |
| 19. | 040600 | Heart of Worship Church of God 7th Day
(On the south side of Wenzel Road, east of Judson Road) | 10 | 519 C-7 |

INDIVIDUAL CONSIDERATION

PLATS:

- | | | | | |
|-----|--------|--|---|---------|
| 20. | 040125 | Los Lomas Phase IIIA Stone Oak (thoroughfare dedication)
(Extending La Pena Drive in an easterly direction out of Las Lomas Phase I) | 9 | 482 E-6 |
| 21. | 040187 | Academic Building Corporation (deferral resolution)
(Between South Presa Street and Vance Street, east of Labor Street) | 3 | 616 F-7 |
| 22. | 040472 | Willow Springs (parks requirements)
(At the intersection of Kono Road and Gembler Road) | 2 | 618 B-3 |

TIME EXTENSIONS/APPEALS:

- | | | | | |
|-----|--------|--|-----|---------|
| 23. | 010242 | Stage Run, Unit 2 (Time extension)
(Near the northwest corner of Calvary Stage and Brazos Stage) | OCL | 479 D-1 |
| 24. | 05-001 | Canyon Ranch MDP #766-A (appeal)
(West of intersection of Bandera Road and Ranch Parkway on Ranch Parkway) | OCL | 511 F-3 |

OTHER ITEMS:

25. Public hearing and consideration of a resolution recommending to the City Council the acquisition of eighteen properties along the Salado and the Leon Creeks for the Proposition 3 Creekways Linear Parks Development Project. (Parks & Recreation)
26. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Huebner / Leon Creek Community Plan, a component of the Master Plan of the City of San Antonio, by changing the land use of 17.1 acres from High Density Residential land use to Regional Commercial land use and 8.05 acres from Mixed Use land use to Regional Commercial located at 5886 AND 5908 Babcock Road, more specifically described by the legal descriptions NCB 14653 BLK 00A LOT NW IRR 190 FT OF SE IRR 390 FT OF 2, NCB 14653 BLK 00A LOT 3B AND 18B, AND NCB 14653 BLK A LOT 4, 17 & PTS OF 3 & 18. (Planning Department)

27. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Southside Initiative Community Plan, a component of the Master Plan of the City, by changing the use of approximately 4.162-acres located approximately 4,200 feet southwest of the intersection of South Zarzamora Street and SE Loop 410, more specifically described as Legal Description CB 4005 P-76A ABS 15, from Agriculture and Light Industry land use to Urban Living land use. (Planning Department)
28. Public Hearing and consideration of a resolution amending the Land Use Plan contained in the Southside Initiative Community Plan, a component of the Master Plan of the City by changing the land use from Agriculture to Agriculture and Light Industry on the following properties (Planning Department):
 - A. Approximately 2.5 acres of land at 17730 State Hwy. 16 S., legal description CB 4201 P-14L & P-42B, located near the intersection of Noyes Rd. and State Hwy. 16 S.
 - B. Approximately 32 acres of land located at 18840 State Hwy. 16 S., legal description CB 4201 P-18C, near the intersection of land bound by State Hwy. 16 South and the tributary of Elm Creek
 - C. Approximately 53 acres of land near the northeast intersection State Hwy. 16 S. and Loop 1604 S., legal description CB 4201 PT of P-18 ABS 418
 - D. Approximately 73 acres of land immediately west of the intersection of Applewhite Rd and Neal Rd. from, legal descriptions CB 4187 P-3A & P-3B ABS 169, and CB 4187 P-15 ABS 169 12.401
 - E. Approximately 3.5 acres of land at 19145 Applewhite Rd., legal descriptions CB 4187 P-15A ABS 169, CB 4187 P-3H ABS 169, and CB 4187 P-15B ABS 169
 - F. Approximately 10 acres of land, comprising the furthest west 1/3 portion of 19633 Applewhite Rd., legal description CB 4187 P-25 ABS 169 11.47
 - G. Approximately 80 acres of land, legal descriptions CB-4013 P-125 ABS 577, and CB 4013 P-1A ARB TR-B1, bound by the limited purpose annexation lines to the south and north
 - H. Approximately 53 acres of land at 310 Neal Rd., legal description CB 4180 P-8 ABS 611
 - I. Approximately 56.3 acres of land at 17911 Pleasanton Rd., located at the southwest corner of the intersection of Pleasanton Rd. and Neal Rd., legal descriptions CB 4012 P-4 ABS 9, CB 4012 P-4B ABS 9, and CB 4012 P-228 ABS 9
29. Approval of the minutes for the October 13, 2004 Planning Commission meeting
30. Director's report
31. Questions and discussion
32. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
33. **ADJOURNMENT**